



With reference to the proposed disposal of the Council's fee simple interest in 63 Collins Avenue East, Dublin 5.

Under Indenture of Lease dated 28th January 1947, a site at 63 Collins Avenue East shown outlined in red and coloured pink on the map Index SM-2020-0205 was demised by Dublin City Council to Mabel Noyk for a term of 150 years from the 29th September 1945 and subject to an annual rent of €571.38. The current Lessee is Vervdev Limited.

RMC Solicitors acting on behalf of Vervdev Limited, have applied to Dublin City Council to acquire the Council's fee simple interest therein.

The Law Agent has advised that the lessees have a statutory entitlement to purchase the Fee Simple. It is proposed to dispose of the Council's fee simple interest, on an entitlement basis, in a site at 63 Collins Avenue East to Vervdev Limited subject to the following terms and conditions:

- 1.) That Dublin City Council holds the Fee Simple Interest in the property known at No. 63 Collins Avenue East as outlined in red and shaded in pink on the attached map index SM-2020-0205.
- 2.) That the property is held under Indenture of Lease dated 28th January 1947 for a term of 150 years from the 29th September 1945, subject to annual rent of €571.38 and that the applicant Vervdev Limited currently hold the freehold interest.
- 3.) That the disposal price of the Freehold Interest shall be in the amount of €50,000 (fifty thousand euro) plus VAT if applicable.
- 4.) That the applicant is statutorily entitled to purchase the Fee Simple Interest and shall be prepared to pay all rent, rates and charges outstanding up to and including the date of sale.
- 5.) That the Applicant shall pay Dublin City Council's Valuers fee of €1,500 (one thousand five hundred euro) plus VAT and plus the Councils legal fees plus VAT.
- 6.) That each party shall be responsible for their own fees in this matter.

The property to be disposed of was acquired under the Donnycarney Area Section 2 CPO 1937.

The proposed disposal shall be subject to such conditions as to title to be furnished as the Law Agent in her discretion shall stipulate.

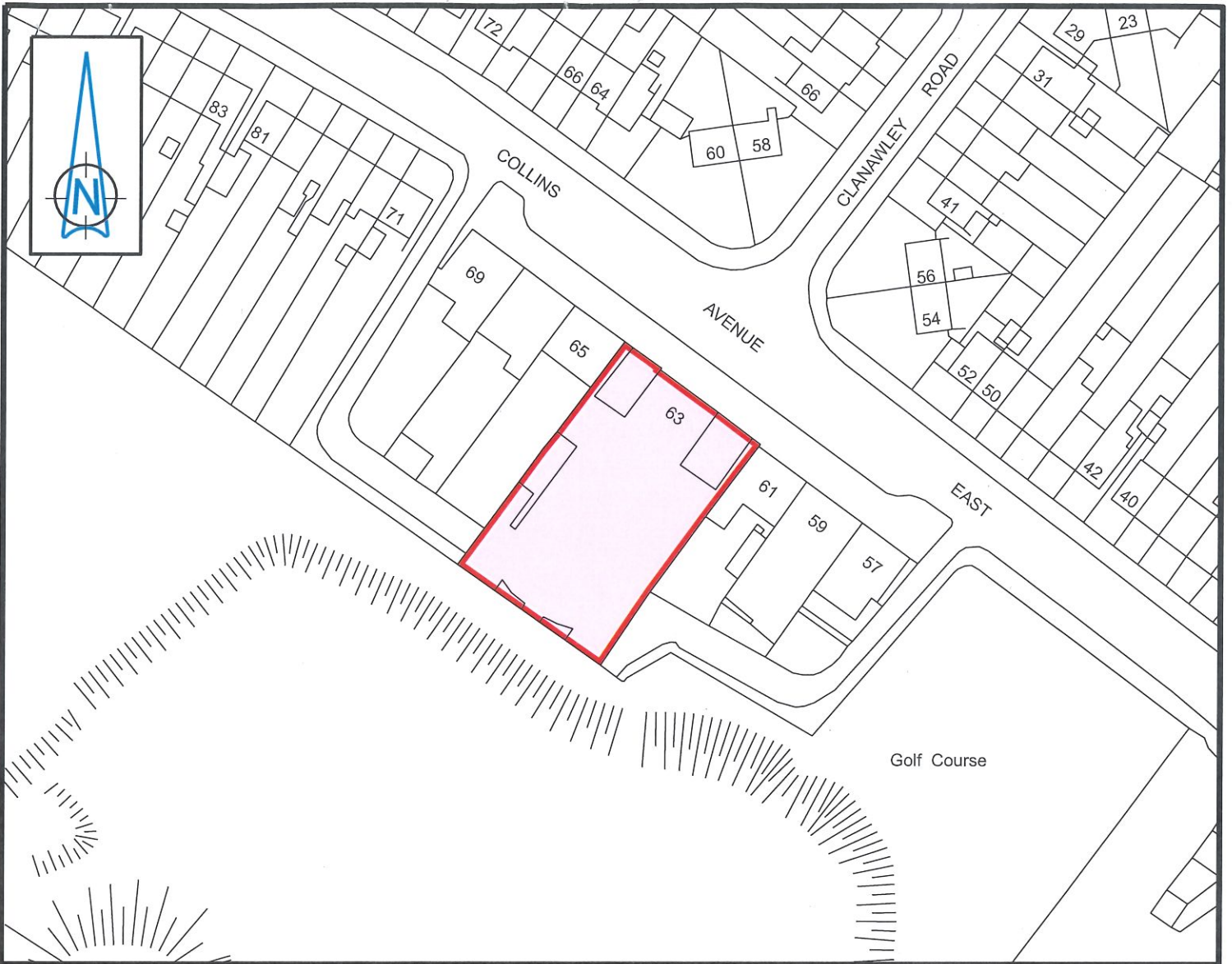
This proposal was approved by the North Central Area Committee at its meeting on the 18th October 2021.

This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

Resolution:

“That Dublin City Council notes the contents of Report No. 361/2021 and assents to the proposal outlined therein.”

Paul Clegg
Executive Manager
23rd November 2021



COLLINS AVENUE EAST - No.63

Dublin City Council to Vervedev Limited

Disposal of Fee Simple

Area 1220m²



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Rannóg na bPárceanna agus Seirbhísí Tirdhreach Rannán Suirbhéireachta agus Léarscáilithe

Parks & Landscape Services Division

Survey and Mapping Division

O.S REF
3263-09, -10

SCALE
1:1000

DATE
21-02-2020

**SURVEYED /
PRODUCED BY**
D.White

FILE NO

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INDEX No

DWG
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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED _____

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2020-0205

L.MOORE
CITY PARKS
SUPERINTENDENT